

# VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?

Our corner lot at 271 Wood Lake Dr is uniquely exposed to Oranole Rd, a collector street with heavy traffic, frequent speeding, and significant pedestrian activity. Seminole County recently installed two speed monitoring devices along Oranole due to safety concerns, and during events like the Greek Festival and school drop-off/pick-up hours, cars and foot traffic line our side yard. All windows on the Oranole-facing side are bedrooms occupied by minors, creating a privacy and security issue not faced by interior lots in our zoning district.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

These conditions are entirely external and not caused by the applicant. We did not choose the lot's corner location, nor the traffic volume or nearby event overflow. The home's orientation—facing Wood Lake Dr—was specifically chosen to allow fire and emergency services to access the property safely from a quieter street. This design improves public safety but unintentionally leaves our side yard exposed, making the need for a taller fence a responsible response to a condition we did not create.

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?

Granting this variance would not confer a special privilege, as many homes along Oranole Rd already have 6-foot rear-yard fences without a variance. We are simply requesting equivalent privacy and security for our side yard, which functions similarly to a rear yard due to its exposure and lack of buffer. Our request aligns with the neighborhood's established character and promotes consistency rather than exception.

4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?

A literal interpretation of the code would deny our family the privacy and protection enjoyed by other homes, especially given that all exposed rooms are bedrooms for minors. Without a taller fence, our children's rooms remain fully visible to passing vehicles and pedestrians. This daily exposure to a high-traffic road, combined with community event overflow and safety concerns, imposes an unnecessary hardship not typical for others in our zoning district.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

We are requesting only a 6-foot fence—the standard height allowed in rear and side yards—to match the privacy expectations of surrounding properties. No encroachments, excessive height, or design exceptions are being requested. This is the minimum relief necessary to make safe and reasonable use of our land without compromising visibility, easements, or public infrastructure.

6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

The proposed fence will be built to code, inside the property line, and designed to match the aesthetics of the neighborhood. It will not obstruct sightlines or public access and will instead enhance privacy, reduce traffic-related stress, and contribute to a safer, more attractive streetscape. It supports the zoning code's intent by promoting safety, visual harmony, and appropriate use of residential property.